



FOR SALE

492 N Old Highway 91
Hurricane, UT 84737

- Freeway Visible Industrial lots
- I-15 visibility
- Approved subdivision
- CC&R's in place (Gateway Industrial Park)
- Soils test completed
- Rough in utilities to site
- Near I-15 on/off ramp
- Potential uses - manufacturing, distribution, storage, truck terminal/hub, and more.

±24.193 Acres
Land | Industrial

Property Specs

OFFERED PRICE	\$8.50/SF
LOT SIZE	±24.193 Acres
TYPE	Land Industrial
TAX ID	H-4-1-34110,112,113, 115,1141,118-RD3

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OR TEXT 23627 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY

SITE MAP



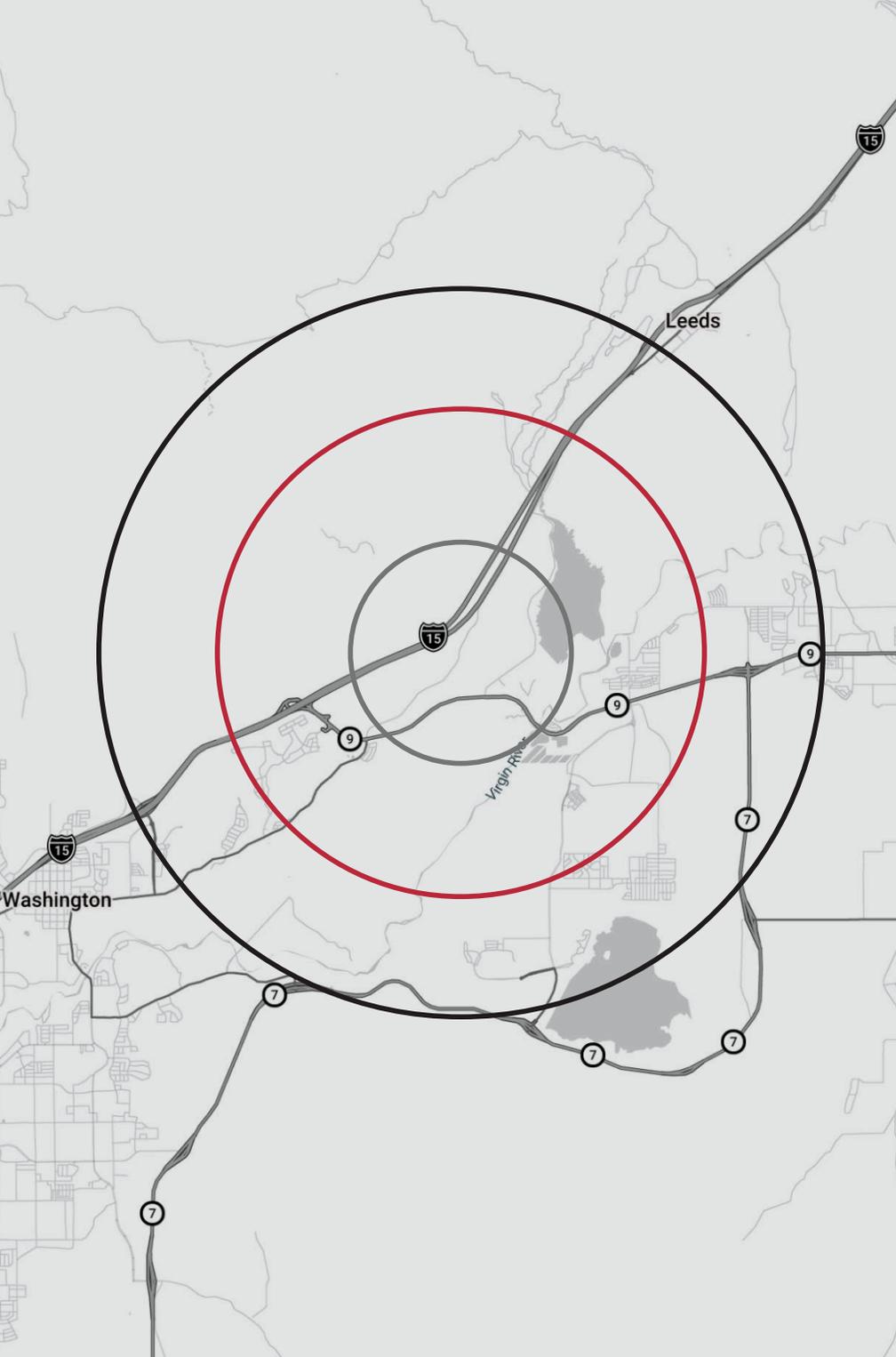
AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

Google

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	7	6,479	19,299
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3	2,410	7,898
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$50,178	\$77,046	\$96,992

Traffic Counts

STREET	AADT
Veterans Memorial Highway	31,164
W State ST	42,037
Old Highway 91	2,600

TERMS & CONDITIONS

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This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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